

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
August 13, 2020
Minutes

I. Call to Order

A regular meeting of the Board of Directors for the Preserve at Lake Thomas Homeowners Association, Inc. was called to order by Carl Gebelein, President, on the above date at 7:00 P.M. via Zoom Conference. Teleconferencing was used due to COVID 19 Guidelines.

II. Roll Call

Quorum Present: Linda Beltran, Carl Gebelein, Cris Payne, Doug Ronk, & Jerry Schmidt

Directors Not Present: None

Others Present: John Naylor, IT Advisory Committee

Ron Trowbridge, Manager

III. Minutes

On **MOTION** made by Carl Gebelein, duly seconded, and upon unanimous agreement, the Board waived the reading of the minutes of the July 9, 2020 Board of Directors Regular Meeting and approved the minutes as presented.

IV. Financial Report

The Manager and Board reviewed the July financial report and the Manager provided a summary update on delinquent owner accounts.

V. Manager's Report

A. **General.** Restoration of south gate lighting remains in review. Arrangements are being made to straighten the concrete picnic tables and benches at the south boardwalk entrance. The lake maintenance contractor has been called back for algae blooms.

B. **Deed Restrictions Enforcement.** The Manager updated the Board on deed violations. On **MOTION** made by Linda Beltran, duly seconded, and upon unanimous agreement, the Board approved the filing of a lawsuit against an owner for persistent parking on the grass. Notices to owners for mailbox repairs and maintenance are on hold pending the return of the mailbox vendor. Linda Beltran reported that the failure of dog walkers to pick up dog waste is a real issue.

VI. Reports

A. **IT Advisory Committee.** John Naylor updated the Board regarding upgrades to electronic and hardware gate control access, gate operations, and camera operations.

B. **Architectural Control Committee.** The Committee reported approval of a roof re-shingle at 21245 Preservation, a rear yard picket fence at 21212 Preservation, driveway pavers at 21410 Preservation, exterior repaint at 21434 Preservation, and boat house modifications at 21019 Marsh Hawk. A request from 21323 Preservation for a non-standard, 6-foot-

high, white-vinyl fence was disapproved. The Committee and Board discussed the unresolved issues of a hedge at 21351 Marsh Hawk as well as the shed along the side of the home at 5707 Golden Owl.

- C. **Newsletter.** Linda Beltran reported that the next newsletter is planned for October. A reminder to pick up after dogs will be inserted.
- D. **Website.** There was no website update.
- E. **Entrance and Monument Signs.** Jerry Schmidt updated the Board on on-going entrance monument sign renovations. The sign is completed, and landscaping remains pending. Mr. Schmidt reported that the total renovations costs less landscaping will be around \$ 4,800.

VII. Unfinished Business

- A. There was no unfinished business.

VIII. New Business

A. **Management Contract.** The Board discussed the management contract and search for a replacement manager. Doug Ronk objected to the way the search is being conducted, expressing that the process should be open and transparent to the entire membership. In the opinion of Mr. Ronk, the companies being interviewed appear to have processes and procedures substantially different from current management and that some of these processes may in fact increase assessments and fundamentally change how the HOA operates. According to Mr. Ronk, some of the candidates have expressed that they use their own vendors and contractors, thus potentially keeping the Board from the selection process. Mr. Ronk is concerned that homes will become less marketable with higher assessments as suggested by interviewees. Mr. Ronk asked that his objections be entered into the meeting minutes. Linda Beltran disagreed and stated that the management company reports to the Board and the Board has the final say in operations, assessments, and procedures. Mrs. Beltran also responded that the Board makes the determination as to who manages the Association and the selection of management is the Board's responsibility as stated in the community's Bylaws. The oral exchange between Directors at times was heated, with Mr. Ronk warning, on three separate occasions, for Ms. Beltran to "check herself."

IX. Homeowner Input

Homeowners in attendance were afforded the opportunity to address the Board. The Board reviewed and discussed a letter from Homeowner Marie Hammer regarding her objection to the new shed policy and her desire to prohibit sheds. No action was taken by the Board.

X. Adjournment

On **MOTION** by Carl Gebelein, duly seconded, the Board unanimously agreed to adjourn the meeting at 8:30 PM.

Approved by the Board on September 10, 2020.